



Bartlein & Company, Inc.

Managers of Real Property

S E P T E M B E R, 2 0 1 3
EUCALYPTUS GROVE HOMEOWNERS ASSOC.
7600 HOLLISTER - GOLETA

	CURRENT MONTH	% OF BUDGET	YEAR-TO-DATE	% OF BUDGET	ANNUAL BUDGET
BEGINNING BALANCE	5,000.00		3,945.20		
MAINT. FEES/ASSESSMENTS	65,408.19	8.0%	614,419.57	75.3%	816,240.00
LATE FEES	31.81	N/A	1,193.81	N/A	- 0 -
OTHER INCOME	30.00	N/A	440.00	N/A	- 0 -
TOTAL INCOME	65,470.00	8.0%	616,053.38	75.5%	816,240.00
CLEANING & JANITORIAL	575.00	4.4%	10,406.00	80.0%	13,000.00
ELECTRIC	1,578.43	7.5%	13,785.75	65.6%	21,000.00
LANDSCAPE MAINTENANCE	5,237.00	8.2%	46,829.00	73.2%	64,000.00
LANDSCAPE SUPPLY & EXTRAS	81.84	0.5%	18,046.27	106.2%	17,000.00
MANAGEMENT FEES	2,399.00	8.3%	21,591.00	75.0%	28,788.00
PAINTING & DECORATING	- 0 -	0.0%	- 0 -	0.0%	1,000.00
POOL MAINT & SUPPLIES	576.72	3.8%	9,094.48	60.6%	15,000.00
POOL HEATING (GAS)	477.18	6.0%	5,810.25	72.6%	8,000.00
REPAIRS & MAINTENANCE	(3,763.88)	-7.5%	18,117.47	36.2%	50,000.00
RUBBISH REMOVAL	3,778.53	8.4%	33,163.68	73.7%	45,000.00
PATROL/ALARM SERVICES	- 0 -	0.0%	- 0 -	0.0%	2,500.00
SUPPLIES	676.72	11.3%	2,108.17	35.1%	6,000.00
WATER & SEWER	2,236.75	8.9%	11,989.83	48.0%	25,000.00
INSURANCE	- 0 -	0.0%	29,846.40	28.4%	105,000.00
PEST CONTROL	250.00	8.3%	2,563.78	85.5%	3,000.00
PROFESSIONAL FEES	220.00	4.4%	1,690.00	33.8%	5,000.00
TELEPHONE EXPENSE	33.72	5.6%	316.49	52.7%	600.00
MISCELLANEOUS EXPENSE	- 0 -	0.0%	372.76	12.4%	3,000.00
OPERATING EXPENSES	14,357.01	3.5%	225,731.33	54.7%	412,888.00
RESERVE EXPENDITURES	41,756.09	14.4%	486,797.52	168.3%	289,300.00
TOTAL EXPENDITURES	56,113.10	8.0%	712,528.85	101.5%	702,188.00
CASH FLOW: Income-Expense	9,356.90	8.2%	(96,475.47)	-84.6%	114,052.00
INCOME TAX	- 0 -	0.0%	(1,004.00)	66.9%	(1,500.00)
TRANSFER TO RESERVE	(9,356.90)	8.0%	(117,075.73)	99.6%	(117,552.00)
TRANSFER FROM RESERVE	- 0 -	N/A	215,610.00	N/A	- 0 -
OTHER TRANSACTIONS	(9,356.90)	7.9%	97,530.27	-81.9%	(119,052.00)
CURRENT BALANCE	5,000.00		5,000.00		

BALANCE SHEET

SEPTEMBER 30, 2013

(Unaudited)

EUCALYPTUS GROVES OWNERS' ASSOCIATION**ASSETS:**

	Operating Account			\$5,000.00
	Savings/Reserves:	Rate (%)		
MM	Community West Bank # 1502484	0.50	\$257,507.89	
10/3/13	CDARS/BB&T # 1015474099	0.08	50,000.00	
10/3/13	CDARS/BB&T # 1015475214	0.08	100,000.00	
11/21/13	CDARS/Umpqua Bank # 1015669507	0.11	70,000.00	
12/19/13	CDARS/Western Alliance # 1014679681	0.25	230,000.00	
12/19/13	CDARS/Bank of China # 1015778101	0.10	200,000.00	
10/17/13	CDARS/Cole Taylor Bank # 1015538438	0.08	110,000.00	
10/17/13	CDARS/Banco Popular # 1015536299	0.08	100,000.00	
12/5/13	CDARS/Fidelity Bank # 1015722254	0.10	100,000.00	
12/12/13	CDARS/Banco Popular # 1015766006	0.10	30,000.00	
1/0/00	Other # -----	0.00	0.00	
1/0/00	Other # -----	0.00	0.00	
1/0/00	Other # -----	0.00	<u>0.00</u>	1,247,507.89
	Accounts Receivable:			
	Due From Unit Owners		21,334.25	
	Other Receivables		<u>0.00</u>	21,334.25
	TOTAL ASSETS			\$1,273,842.14
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LIABILITIES:

	Accounts Payable	\$0.00
	Prepaid Assessments	6,080.75
	TOTAL LIABILITIES	6,080.75
	FUND BALANCES:	1,267,761.39
	TOTAL LIABILITIES & FUND BALANCES	\$1,273,842.14
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Prepared by:

 **Bartlein
& Company, Inc.**
Managers of Real Property

This report was prepared without audit. Balances in savings/reserve accounts are earning interest daily which may be estimated in calculating current balances. Balances in reserve may include funds in transit as of the date of this report.